



RETAIL/OFFICE SPACE FOR LEASE

OLD EUCLID CENTER - 2 BUILDINGS, BRISTOL, VA 24201



PROPERTY DESCRIPTION

Prime Location for Business or Office

Discover the perfect location for your business at Old Euclid Center in Bristol, VA. With ample parking for customers and clients, this property offers convenience and accessibility. Its prime location provides excellent visibility, ensuring maximum exposure for retail or office. Whether you're looking to establish or expand your presence, these buildings offer the ideal space to meet your needs. Embrace the opportunity to elevate your business in this thriving commercial hub.

PROPERTY HIGHLIGHTS

- Prime location in Bristol, VA
- Ample parking for customers and clients
- Excellent visibility for business exposure

TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com

OFFERING SUMMARY

Lease Rate:	\$12-\$13 SF/yr (NNN)
Available SF:	1,500 - 7,350 SF
Lot Size:	16.398 Acres
Building Size:	95,042 SF
Traffic Count:	16,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,417	14,040	22,824
Total Population	7,283	31,464	51,949
Average HH Income	\$58,757	\$66,083	\$73,578





BUILDING 1



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 7,350 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00-\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1 - Suite 1311	Available	4,500 SF	NNN	\$13.00 SF/yr
Building 1 - Suite 1281	Available	1,500 SF	NNN	\$12.00 SF/yr
Building 1 - Suite 1275	Available	2,800 SF	NNN	\$12.00 SF/yr
Building 1 - Suite 1269	-	2,600 SF	NNN	\$12.00 SF/yr

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com





BUILDING 2



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 7,350 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 - \$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2 - Suite 1133	Available	7,350 SF	NNN	\$12.00 SF/yr	-
Building 2 - Suite 1139 D-16	Available	1,750 SF	NNN	\$12.00 SF/yr	-
Building 2 - Suite 1139 D-18	Available	3,062 SF	NNN	\$12.00 SF/yr	-

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com



SUITE 1311



PROFESSIONAL OFFICE SPACE AVAILABLE

This remarkable 4,500 SF end cap space boasts a spacious waiting and reception area, three expansive rooms suitable for conference rooms or executive offices, a break room, three restrooms, and roughly 12-13 individual offices. Move-in ready, perfect for a large office requiring multiple workspaces. Ideal for state agencies or government office, insurance companies, clinics, attorney and CPA offices, offering easy egress and ingress. The parking lot provides easy accessibility with ample parking spaces.



TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com





LOCATION DESCRIPTION



TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com

LOCATION DESCRIPTION

Immerse yourself in the vibrant surroundings of Bristol, VA, where Euclid Avenue Shopping Center is situated. This thriving area offers a delightful mix of locally owned shops, popular dining establishments, and community attractions to captivate both visitors and residents. Positioned amid the pulse of this dynamic neighborhood, prospective retail and neighborhood center tenants can benefit from the area's bustling foot traffic and strong community engagement. Embrace the distinctive character and endless potential that this sought-after location presents for businesses looking to make their mark in Bristol's lively commercial landscape.

LOCATION DETAILS

County	Washington County Virginia
Cross Streets	Morrison Blvd and Division Street
Signal Intersection	Yes
Road Type	Highway Interchange
Nearest Highway	Lee Highway - Interstate 81
Nearest Airport	Tri Cities Airport





Retail Consultant
423.967.3080
tommy@ira-realty.com

INTERSTATE REALTY CO. • 2151 VOLUNTEER PARKWAY BRISTOL, TN 37620 • 423.968.5971 • IRA-REALTY.COM



RETAIL AERIAL



TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com





CLOSE UP AERIAL



TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com



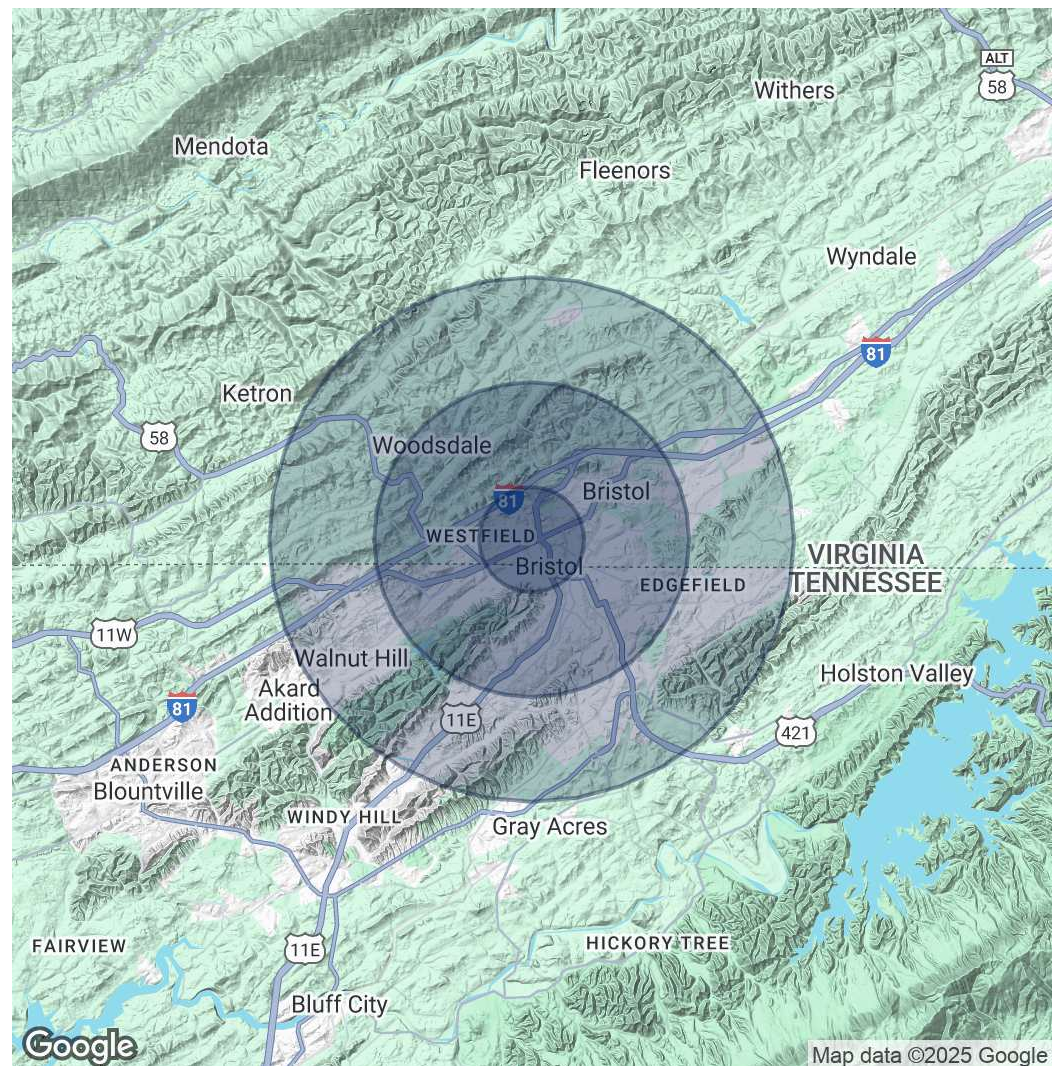


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,283	31,464	51,949
Average Age	44	43	44
Average Age (Male)	41	41	42
Average Age (Female)	46	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,417	14,040	22,824
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$58,757	\$66,083	\$73,578
Average House Value	\$189,455	\$197,294	\$221,818

Demographics data derived from AlphaMap



TOMMY PERRIGAN

Retail Consultant

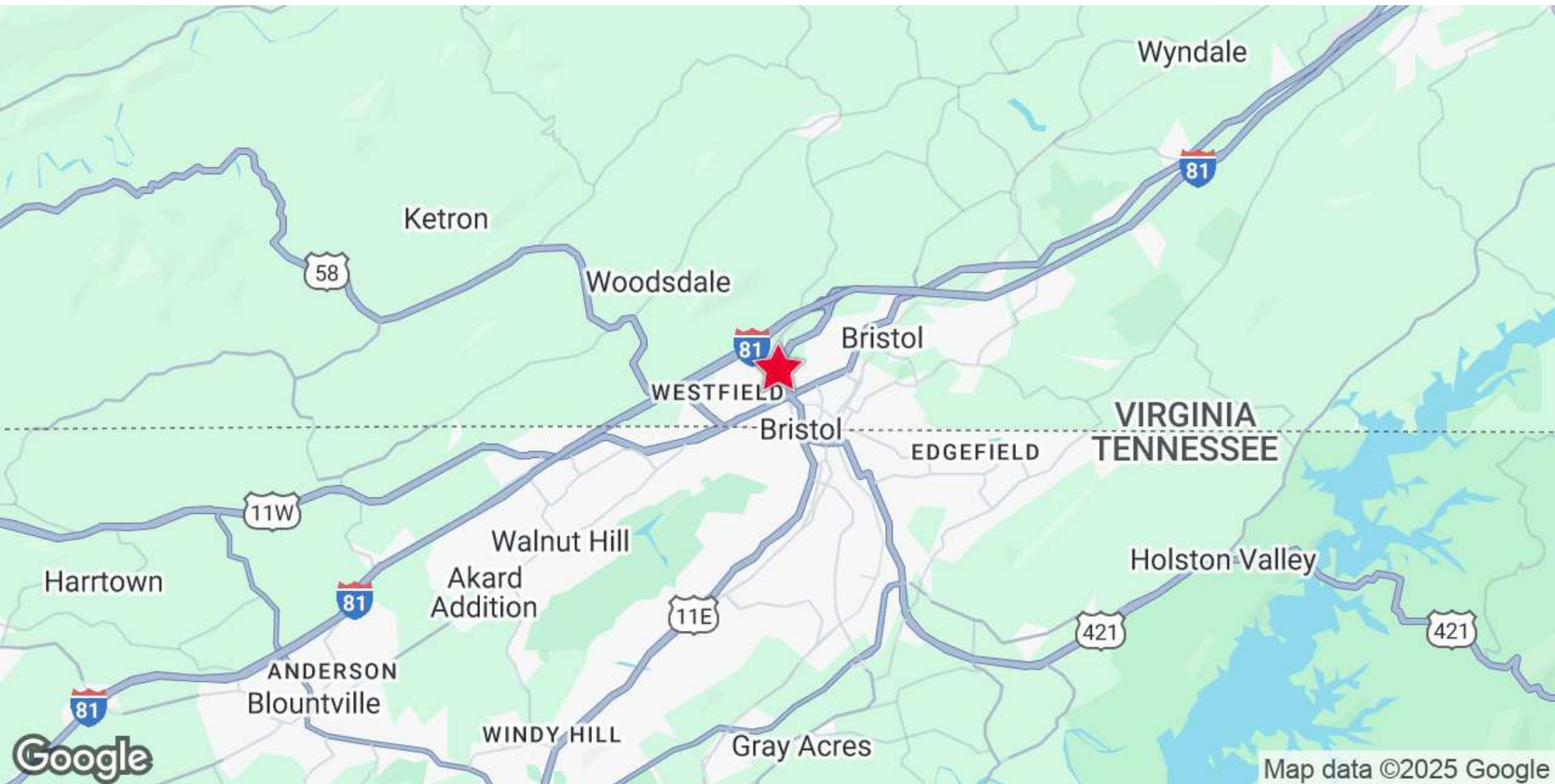
423.967.3080

tommy@ira-realty.com





LOCATION MAP



TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com

